



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2307951
Applicant Name : Rumi Takahashi for Neighborhood House
Address of Proposal: 4410 29th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit for the future construction of a two-story building containing 7246 sq. ft. of community center and 2685 sq. ft. of child care center (“Neighborhood House”). Surface parking to be provided for 27 vehicles on site.

The following approval is required:

SEPA - Environmental Determination (SMC Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☒ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The subject property is located at 4410 29th Avenue South, on the east side of 29th Avenue South between South Columbian Way and South Genesee Street. The property is zoned Lowrise 4 Residential Commercial (L-4 RC) which is a multifamily residential zone which also allows certain commercial uses. Currently, the site is vacant. The entire site and infrastructure are being redeveloped as part of the Rainier Vista Master Use Permit Project Number 2000638. Surrounding properties are also zoned L4 RC or L4 and will be redeveloped with primarily multifamily uses. A park, Vista Park, is proposed across the street to the west.

Proposal Description

The project proposal is to construct "Neighborhood House" which is a non-profit organization established to help diverse communities of people with limited resources to attain their goals for self-sufficiency, financial independence and community building. The upper floor consists of offices and conference rooms for provision of social services to clients. The south end of the lower floor will be used as a childcare center for 40 children. The meeting hall on the first floor will serve the childcare center but will also be open after hours for community uses. The multipurpose room will be used as meeting space and classrooms and will also be available to the public. Parking will be provided at the rear and sides of the site with alley access.

Public Comment

No comment letters were received during the official public comment period, which ended March 10, 2004.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated January 9, 2004. This information, along with the experience of the lead agency in similar situations, forms the basis for this analysis and decision. No long-term impacts are anticipated from this proposal. Short-term impacts are discussed below.

The SEPA Overview Policy (SMC 25.05.665.D) states "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way.); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulate during construction; potential soil erosion during grading, excavation and general site work; increased run-off; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited

scope of these impacts, they are not considered significant (SMC Section 25.05.794). Although not significant, these impacts are adverse.

Because the site is currently vacant and the entire area is being redeveloped, construction noise will not be adverse enough to warrant mitigation. The proximity of residential uses is such that the limitations of the Noise Ordinance would be adequate to mitigate potential noise impacts.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare; increased energy demand; increased ambient noise associated with increased human activity and vehicular movement.

The project is not expected to generate adverse traffic impacts or generate adverse parking impacts in that the project is to be served very well by transit, caters to the local neighborhood and provides bicycle parking. Although parking demand could be increased by the project, it appears that sufficient on-street parking capacity is available in the site vicinity. Therefore, pursuant to SEPA authority, no mitigation is necessary for traffic and parking impacts.

Impacts such as increased bulk and scale, increased ambient noise, and increased demand on public services and utilities are mitigated by codes and are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file) Date: May 20, 2004

Darlene Edwards, Land Use Planner
Department of Planning and Development

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